



**FARMERS  
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1520

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO DELETE A SPECIFIC USE PERMIT FOR A RESTAURANT AND PRIVATE CLUB IN THE AREA PRESENTLY ZONED PD-39 (O) LOCATED WITHIN THE FARMERS BRANCH OFFICE PARK AND BEING MORE SPECIFICALLY LOCATED AT 4855 LBJ FREEWAY; REPEALING ORDINANCE NO. 1010, PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch, and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearing and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the

City of Farmers Branch, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to delete a specific use permit for a Restaurant and private club in the area presently zoned PD-39 (0), said restaurant and private club located within The Farmers Branch Office Park and said area being described as follows: to wit:

Being a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas; and being part of the Mary Brown Survey, Abstract 159, and also being part of Farmers Branch Office Park, an addition to the City of Farmers Branch as recorded in Volume 73237, Page 193, of the Deed Records of Dallas County; and being more particularly described as follows:

COMMENCING at the northwest corner of said Farmers Branch Office Park:

THENCE North 89 54' 28" East along the northerly line of said addition a distance of 1056.48 feet;

THENCE South 0 05' 32" East a distance of 598.50 feet;

THENCE South 89 54' 28" West a distance of 25.89 feet to the PLACE OF BEGINNING OF THE herein described tract;

THENCE South 89 54' 28" West a distance of 267.14 feet to a point for corner;

THENCE South 0 05' 32" East a distance of 19.94 feet to the beginning of a curve to the left;

THENCE in a southerly and southeasterly direction along said curve to the left having a radius of 90.00 feet, a central angle of 45 00', and an arc length of 70.69 feet to the end of said curve to the left;

THENCE South 45 05' 32" East a distance of 304.07 feet to a point for corner;

THENCE North 35 00' East a distance of 25.07 feet to the beginning of a curve to the right;

THENCE in a northeasterly direction along said curve to the right having a radius of 88.50 feet, a central angle of 11 13' 08", and an arc length of 17.43 feet to a point for corner;

THENCE North 0 05' 32" West a distance of 264.89 feet to the place of beginning and containing 50,000 square feet, or 1.1479



acres.

Said restaurant and private club being more specifically located 4855 LBJ Freeway.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended.

SECTION 3. That Ordinance No. 1010 is hereby repealed.

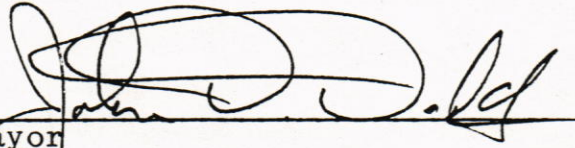
SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.


DULY PASSED BY THE CITY COUNCIL of the City of Farmers  
Branch, Texas, on this the 10 day of September, 1984.

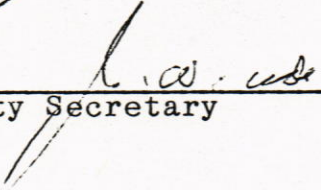
APPROVED:

  
\_\_\_\_\_  
Mayor

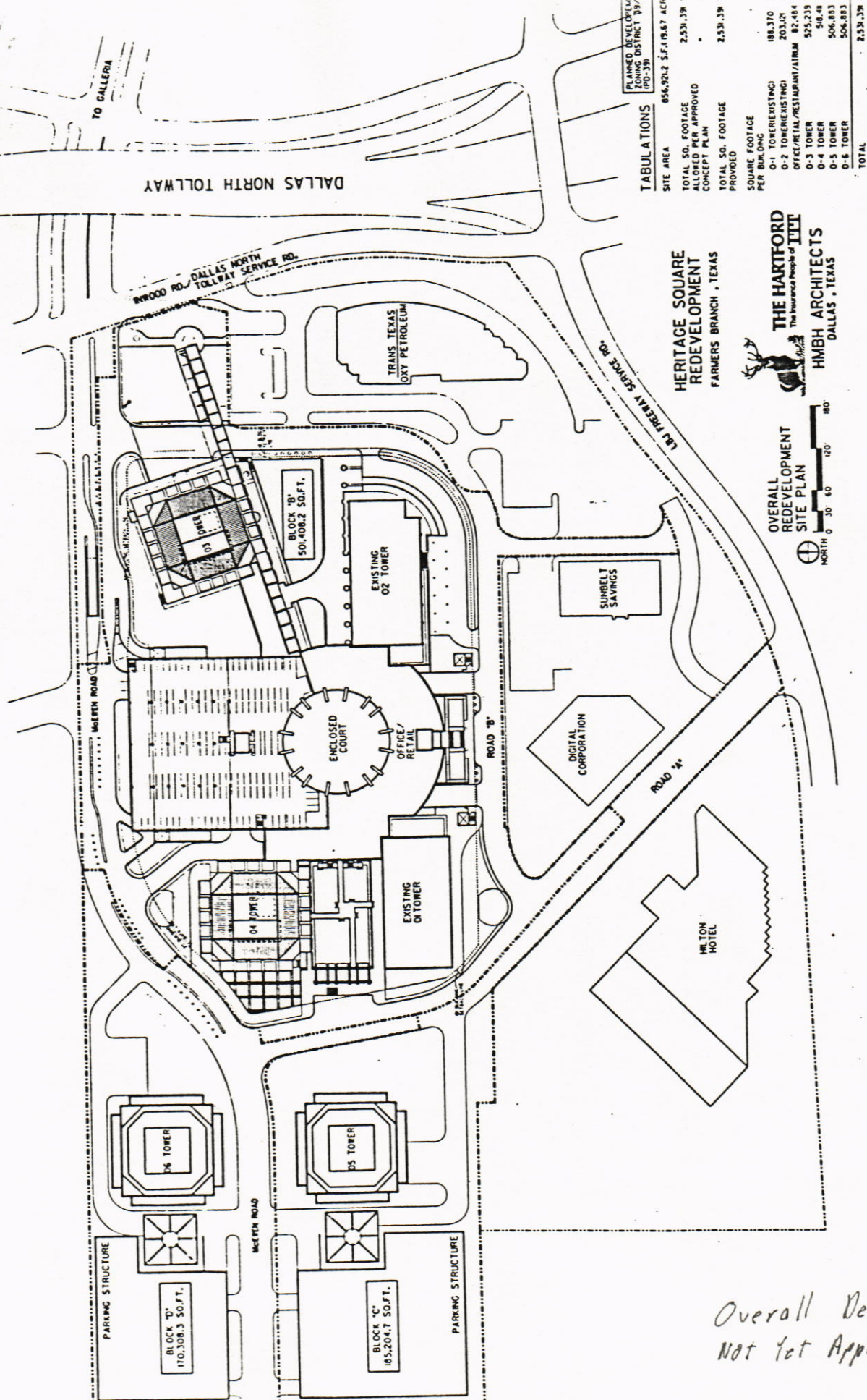
APPROVED AS TO FORM:

ATTEST:

  
\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
City Secretary





PLANNED DEVELOPMENT  
ZONING DISTRICT 397  
(PD-39)

**TABULATIONS**

SITE AREA	856,924.2 S.F. 19.67 ACR
TOTAL SQ. FOOTAGE ALLOWED PER APPROVED CONCEPT PLAN	2,531,391 S
TOTAL SQ. FOOTAGE PROVIDED	2,531,391 S
SQUARE FOOTAGE PER BUILDING	188,370 S
0-1 TOWER (EXISTING)	203,271 S
0-2 TOWER (EXISTING)	82,484 S
OFFICE/RETAIL/RESTAURANT/ATM	575,239 S
0-3 TOWER	506,481 S
0-4 TOWER	506,883 S
0-5 TOWER	506,883 S
0-6 TOWER	506,883 S
<b>TOTAL</b>	<b>2,531,391 S</b>

**HERITAGE SQUARE  
REDEVELOPMENT**  
FARMERS BRANCH, TEXAS

**THE HARTFORD**  
The Insurance People of **TITI**

**HMBH ARCHITECTS**  
DALLAS, TEXAS

**OVERALL  
REDEVELOPMENT  
SITE PLAN**

NORTH 0 30 60 120 180

Overall Development  
Not Yet Approved



Approved

Block "B"

3

# FINE L.R./BLOCH DATA

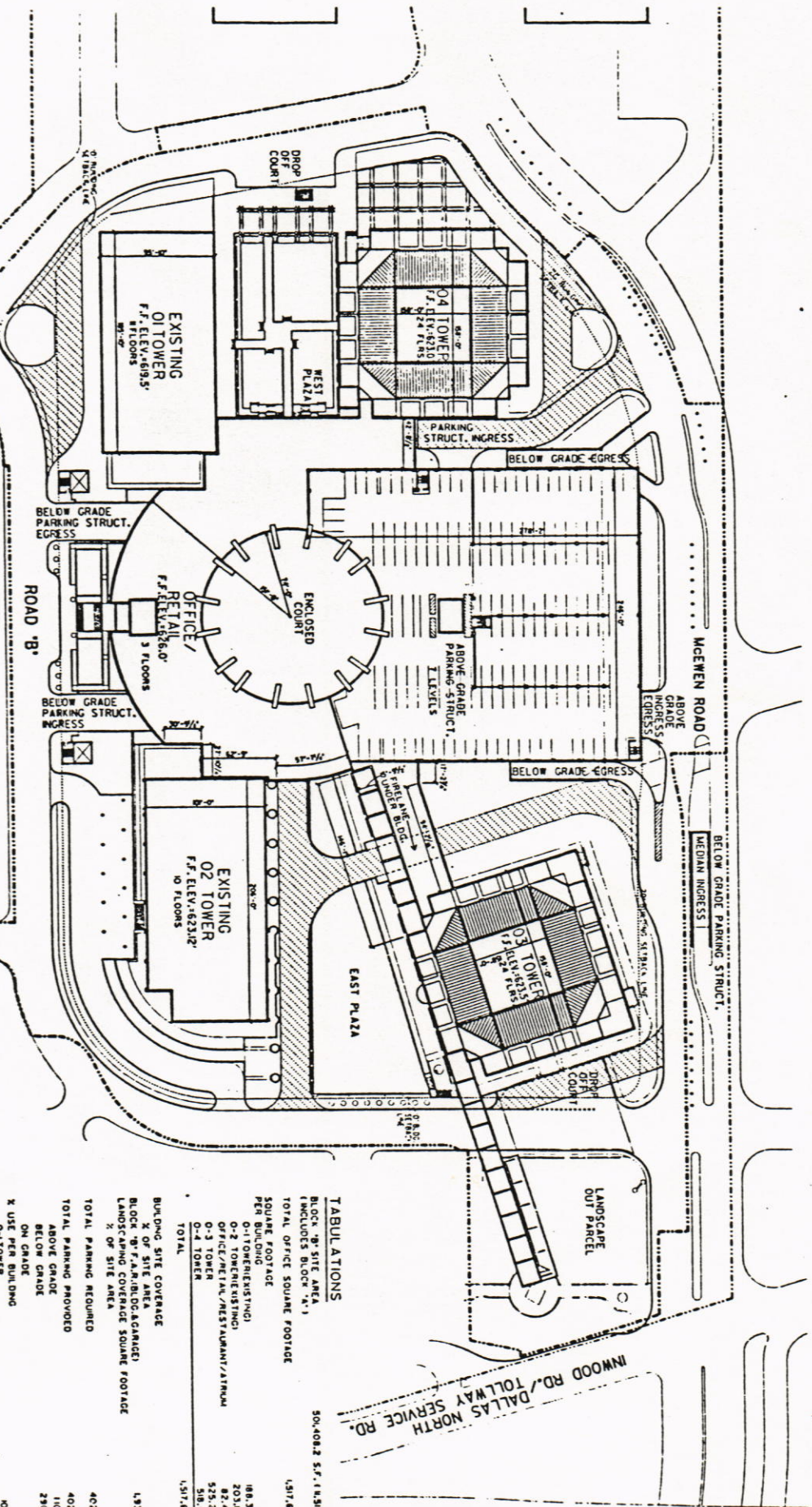
BUILDING	FLOOR AREA	BLOCH ELEVATION
0-1	760.5	- 11 FLOORS
0-2	623.2	- 10 FLOORS
0-3	623.5	- 24 FLOORS
0-4	623.0	- 24 FLOORS
0-5	623.0	- 24 FLOORS
0-6	623.0	- 24 FLOORS
0-7	623.0	- 24 FLOORS
0-8	623.0	- 24 FLOORS
0-9	623.0	- 24 FLOORS
0-10	623.0	- 24 FLOORS
0-11	623.0	- 24 FLOORS
0-12	623.0	- 24 FLOORS
0-13	623.0	- 24 FLOORS
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0-92	623.0	- 24 FLOORS
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0-94	623.0	- 24 FLOORS
0-95	623.0	- 24 FLOORS
0-96	623.0	- 24 FLOORS
0-97	623.0	- 24 FLOORS
0-98	623.0	- 24 FLOORS
0-99	623.0	- 24 FLOORS
0-100	623.0	- 24 FLOORS

24' FIRE LANE - 24'-0" WIDE

BLOCK 'B' REDEVELOPMENT  
SITE PLAN

THE HARTFORD  
HMBH ARCHITECTS  
DALLAS, TEXAS

HERITAGE SQUARE REDEVELOPMENT  
FARMERS BRANCH, TEXAS



## TABULATIONS

BLOCK 'B' SITE AREA (INCLUDES BLOCK 'A')	1,517,523 S.F.
TOTAL OFFICE SQUARE FOOTAGE	1,517,523 S.F.
SQUARE FOOTAGE PER BUILDING	
0-1 TOWER (EXISTING)	188,370 S.F.
0-2 TOWER (EXISTING)	203,221 S.F.
0-3 TOWER (EXISTING)	82,484 S.F.
0-4 TOWER	525,239 S.F.
0-5 TOWER	518,411 S.F.
TOTAL	1,517,523 S.F.

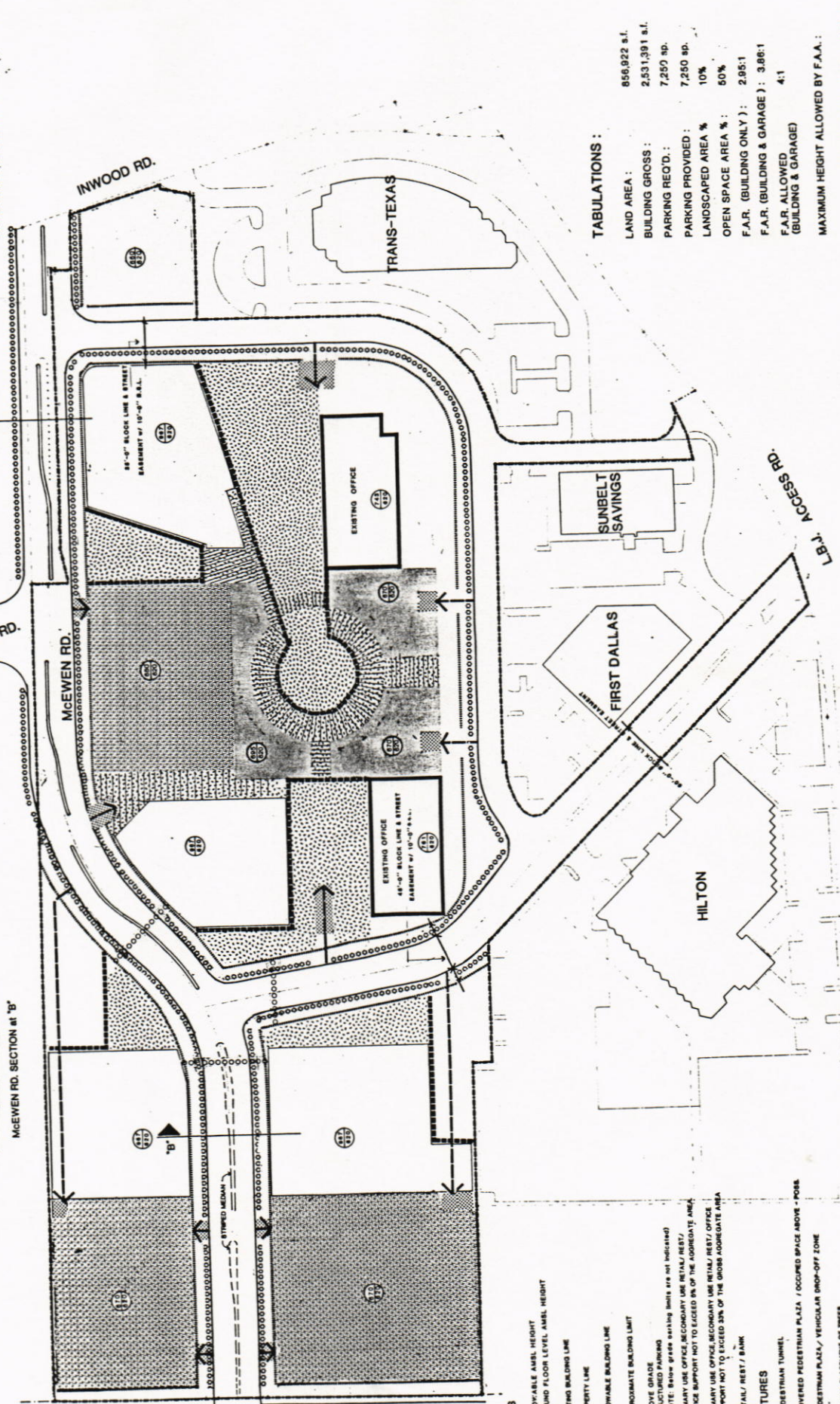
BUILDING SITE COVERAGE	48%
BLOCK 'B' F.A. (BLOCH ADJUSTED)	1,935,435 S.F./7.864
LANDSCAPING COVERAGE SQUARE FOOTAGE	21.8%
% OF SITE AREA	
TOTAL PARKING PROVIDED	4026 SPACES
ABOVE GRADE	1106 SPACES
BELOW GRADE	2909 SPACES
ON GRADE	115 SPACES
X USE PER BUILDING	
0-1 TOWER	003 OFFICE
0-2 TOWER	003 OFFICE
0-3 TOWER	003 OFFICE
0-4 TOWER	003 OFFICE
0-5 TOWER	003 OFFICE



20' B.  
LAND.

9' STREET

S



5-13-86



Councilmember Dunagan stated that the original obligations imposed and stipulated by the Council in previous Council Meetings have been fulfilled by the Hartford Company for the Heritage Square Project and based on the original intent of the Council at that time, it would not be morally right to subject the Heritage Project to further expense.

After much discussion, a motion by Councilmember Dunagan, a second by Councilmember Weidinger, all voting "aye", approved the concept plan request of HMBH Architects for a 19.67 acre tract of land located near the northwest corner of I-635 and Dallas North Parkway in conjunction with the recommendations of the Planning and Zoning Commission as follows:

Heritage Square Hartford Concept Plan Approval Conditions

The Concept Plan be approved with the following provisions:

1. Prior to a certificate of occupancy being issued for Buildings 0-3, 0-4, connector or any building on the retail/restaurant/bank site, the following improvements must be in place:
  - a. Road A connecting LBJ Service Road to McEwen extension must be in place.
  - b. Road B must be in place.
  - c. Temporary McEwen extension must be in place.
2. Prior to a certificate of occupancy being issued for Buildings 5 or 6 the following improvements must be in place:
  - a. All of the improvements listed in #1 above.
  - b. Complete Road A as permanent roadway.
  - c. Install traffic signal at the intersection of Road A and McEwen as a modification to the road and development plan and construction agreed upon by the owners of Farmers Branch Office Park.
  - d. At least 2 lanes of the north/south road connecting McEwen and Simonton must be in place.
3. Dex Road must be in place between LBJ north service road and McEwen along with all of the improvements listed in #1 and #2 above before a certificate of occupancy is issued for the last building constructed of either 5 or 6, or a traffic impact study must be submitted, prior to building permits being issued, to determine other roadway and traffic control options. If Dex Road



is on the property line west and adjacent to the parking garage for building 05 and 06 there will be no access from the garage to McEwen. If Dex Road is not on the property line west and adjacent to the parking garage for buildings 05 and 06, access from the garage to McEwen can be maintained

4. The developer must participate in an area wide TMO on a pro-rata basis.
5. A brief traffic impact statement may be required for the retail/restaurant/bank tract reviewing such items as left turn access into the site, drive way locations, vehicle stacking, drive through facilities and movements. No other traffic impact studies will be required to constrict the development as proposed by this approved concept plan.

AGENDA ITEM NO. C.8 WAS ADDED TO THE CONSENT AGENDA ITEMS.

AGENDA ITEM NO. C.9 WAS ADDED TO THE CONSENT AGENDA ITEMS.

C.10            CONSIDER APPROVAL OF THE DEVELOPER'S CONTRACT FOR CITY POINTE NORTHWEST J/V LOCATED WITHIN THE PD-61 ZONING DISTRICT AND TAKE APPROPRIATE ACTION.

C.11            CONSIDER ADOPTING ORDINANCE NO. 1638 AMENDING THE ZONING ON 78.132 ACRE TRACT OF LAND ON THE NORTHWEST CORNER OF IH 35E AND IH 635E FROM PD-24 TO PD-61 AND TAKE APPROPRIATE ACTION. REQUESTED BY CITY POINTE NORTHWEST J/V.

Mayor Dodd stated that Agenda Item's Numbered C.10 and C.11 would be considered together because they relate to the same project.

Mayor Dodd stated that the Developer's Contract has not been finalized at this time.

Mayor Dodd stated that in January of 1986, the City Council held a public hearing and approved the rezoning of the City Pointe property.

Mayor Dodd stated that Ordinance No. 1638 has been prepared as directed by the City Council. The ordinance contains the conditions directed by the City Council.

Mr. Kirk R. Williams, 2800 One Main Place, Dallas, Texas 75250, representing City Pointe Northwest J.V., was present and stated that he was dissatisfied and disappointed with the City Staff for not furnishing the appropriate developer's contract in a timely manner. Mr. Williams stated that City Pointe Northwest J.V. has complied with and fulfilled all of their obligations and requirements for the finalizing of the Developer's Contract.